



ITEM NO. 6

## STAFF REPORT

DATE: OCTOBER 4, 2011  
TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
FROM: ROD FOSTER, CITY MANAGER  
PREPARED BY: MARK TOMICH, DEVELOPMENT SERVICES DIRECTOR  
SUBJECT: APPROVAL OF AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HOGLE-IRELAND, INC. PERTAINING TO THE GENERAL PLAN UPDATE.

### RECOMMENDED ACTION

It is recommended that the City Council approve the amendment to the Professional Services Agreement with Hogle-Ireland, Inc. for completion of the General Plan Update (Land Use, Housing and Circulation Elements).

### GOAL STATEMENT

The proposed action will support the City's goal to complete major projects, including the General Plan Update.

### BACKGROUND

A Professional Services Agreement ("PSA") with Hogle-Ireland, Inc. ("Consultant") was approved on November 6, 2007 to prepare an update to the Housing Element and Land Use Element of the General Plan, including an Environmental Impact Report (EIR). The PSA was subsequently amended to expand the scope of services to include an update to the Circulation Element of the General Plan, to add an analysis of greenhouse gas emissions to the EIR, as well as to extend its term to June 30, 2012.

The following is a summary of the background and status of the major components of the work program: (a) A draft Housing Element was completed and submitted to the California Department of Housing and Community Development ("HCD") for review in October 2009. HCD provided comprehensive comments on November 30, 2009. Staff is continuing to work with Consultant on addressing HCD comments, particularly the inventory of sites suitable for residential development in order to meet the 2008-2014 Regional Housing Needs Allocation (RHNA).

(b) A draft Land Use Element was completed in late 2009, with minor edits completed in March 2010. New Planning staff hired in mid-2010 have reviewed the draft work products and provided direction to Consultant on edits to the text and land use map. Progress on the Habitat

Conservation Plan and Specific Plan Amendment for the West Valley area, and suspension of the Pellissier Ranch Specific Plan have created the need for further edits to the draft Land Use Element. (c) Although baseline traffic and circulation data has been collected, major work on the Circulation Element has not been initiated due to the need for land uses and densities within Pellissier Ranch and the West Valley Amendment area to be defined in greater detail. Staff is working with a sub-consultant to provide land use data necessary to initiate traffic modeling. (d) Several technical studies and section narratives have been completed for the EIR; however, project alternatives, circulation, air quality, greenhouse gas emissions and noise remain to be completed.

A Planning Commission workshop on the General Plan Update was held on September 27, 2011. Staff is also coordinating with the City Clerk's office to schedule a joint City Council-Planning Commission workshop for November 2011.

## **ISSUES/ANALYSIS**

An amendment to the scope of service and budget for the General Plan Update was foreseen in early 2010, which resulted in funds being budgeted for the additional services. Significant reasons that warrant this amendment to the Hogle-Ireland PSA include:

- Land use changes resulting from the Habitat Conservation Plan and the West Valley Specific Plan Amendment, and suspension of the Pellissier Ranch Specific Plan, must be addressed in the Land Use, Housing and Circulation Elements.
- Colton Crossing and related projects need to be addressed in the Land Use and Circulation Elements.
- The Circulation Element must address "Complete Streets," per legislation that became effective January 2011.
- Updated baseline traffic data and existing conditions are warranted. The existing data was based on 2008 studies and traffic counts.
- Additional discussions with State HCD are needed due to changes in the approach to satisfy the RHNA.

A detailed list of the proposed additional services, including supporting rationale, can be found on Attachments 1 and 2 to this report. Following approval of the PSA amendment, and authorization to proceed, it is anticipated that public hearings can begin in May-June 2012.

## **FISCAL IMPACTS**

The City has budgeted \$100,000 within the Development Services Department/Planning Division FY 2011-12 budget for the proposed General Plan work (Account No. 100-6300-6301-2350). This amendment would allocate \$87,435 from the budgeted amount and, as such, is within budgetary guidelines. The amendment will bring the cumulative cost of the General Plan update to \$454,585, which is sufficient to complete the project by mid-2012. Additional costs will not be incurred without consideration and approval by the City Council.

## **ALTERNATIVES**

1. Not amending the PSA with Consultant. This will result in the project not being completed.
2. Provide alternative direction to staff.

## **ATTACHMENTS**

- 1) Proposal Letter from Hogle-Ireland, Inc.
- 2) PSA Amendment, Hogle-Ireland, Inc.





# HOGLE-IRELAND

INC.

*A Land Planning & Development Consulting Firm*

Irvine  
Riverside  
Pasadena

September 21, 2011

Mark Tomich, Development Services Director  
City of Colton  
650 North La Cadena Drive  
Colton, CA 92434

**Subject: Revised Proposal - Additional Services for the General Plan Land Use, Transportation/Mobility, and Housing Elements and Program EIR**

Dear Mark:

We are glad to hear that the focused General Plan update and EIR program is ready to move forward. We understand that the City has reached agreement with the U.S. Fish and Wildlife Services on the Habitat Conservation Plan and subsequently, has prepared a new land use plan for the West Valley Amendment Specific Plan. Also, the City Council has decided to no longer pursue preparation of the Pellissier Ranch Specific Plan.

On August 11, 2011, we submitted a letter to you outlining proposed changes to Hogle-Ireland's General Plan program work scope and budget to respond to the above actions, as these two Specific Plans have been integral to the work program. Based on your review of that letter, we have made further adjustments to the proposed work scope amendments, as set forth herein.

As noted in the August letter, because we used the prior draft versions of the Specific Plans to prepare the draft Land Use Policy Map, Land Use Element, Housing Element, background traffic report, and EIR sections, the actions described above will require that we make substantive revisions not covered by the contract. Also, work that KOA Corporation has completed to date to calibrate the traffic model will need to be revisited since KOA used data that assumed build-out of the draft Pellissier Ranch Specific Plan. Finally, staff has requested changes to the final draft Land Use Element dated March 2010 to reflect current thinking and policy direction (different from that which was based on direction we received from the prior administration).

The following paragraphs identify the specific new work for each element and other deliverables. We also suggest including an additional joint City Council/Planning Commission study session to review the draft land use and circulation plans. This will help move the General Plan elements toward adoption more quickly. Also, we understand that staff may want to take this opportunity to make additional changes to maps and text to reflect discussions with property owners during the last year and any other changed conditions in Colton.

## **Land Use Element**

1. Revise the Land Use Policy Map (GIS task) and associated build-out numbers (Excel file) to reflect the revised WVASP, remove the Pellissier Ranch SP overlay, establish alternative land use designations within the Pellissier Ranch area, and apply revised land use designations to specific properties identified by staff.
2. Revise Table LU-1 to reflect new build-out numbers.
3. Research and update discussion of the Colton Crossing and other planned rail improvements.

4. Update all of the population data to reflect current Department of Finance data or, as available, 2010 U.S. Census data. We will include text discussing correlation with Housing Element data, which largely will use 2000 Census information since the Housing Element covers the 2008-2014 planning period which is based upon 2000 data.
5. Revise Figure LU-3 to reflect the HCP and associated habitat area.
6. Revise Figures LU-7 and LU-8 to remove the Pellissier Ranch SP.
7. On page LU-45, either eliminate the discussion of the Pellissier Ranch area or recraft the language to establish performance standards for any new development proposal.
8. Any additional changes staff would like to make in response to other changed circumstances. This may include taking a bolder stance and providing additional discussion and policies to address sustainability.
9. Address new policies and content outlined in staff's memorandum dated August 18, 2011. For those items that involve substantially more work, we have identified the associated costs separately in the attached budget. (We note that staff has already drafted ideas and text for new goals and policies, and the budget reflects the relative ease that these can be incorporated into the revised element.)
10. Include new text to address internal consistency of the General Plan.

#### **Circulation/Mobility Element and Associated Technical Work**

Hogle-Ireland subconsultant KOA Corporation (KOA) will coordinate with the City Engineer and planning staff, in concert with Hogle-Ireland, to define the final study area to be addressed in the Circulation Element. It is likely that some intersections within the vicinity of the planned but now cancelled Pellissier Ranch Specific plan area can be removed. KOA will also obtain information from the City on any recent roadway projects begun or implemented since the 2008 study was conducted so that all roadway segment conditions do not have to be re-verified in the field. To complete the updated existing conditions report and Circulation Element, the consultant team will undertake the following tasks.

1. **Update Existing Conditions Report.** KOA will compile new counts at 13 of the study intersections and 17 of the study roadway segments. The distribution of these sampled count locations will be provided to Hogle-Ireland and the City for review before proceeding with the data collection. The City has indicated that six year-2011 intersections counts are available that overlap with the study area. Therefore, the new intersection counts will total seven. KOA will define new year-2011 existing conditions for the project traffic analysis, for all study locations, based on the new year-2011 counts. The older year-2008 counts taken for all of the study locations will be factored to year-2011 conditions, based on the difference between the overlapping year-2008 and year-2011 counts.
2. **Address Complete Streets, per State legislation that became effective January, 2011.** It is estimated that cross-sections at approximately 26 roadway segment locations would be needed to verify the physical cross-sections – sidewalk width, curb lane widths, travel lane widths, and median or center two-way left-turn lane widths (as applicable) for input into a Complete Streets analysis. This effort assumes that bicycle and pedestrian counts, and the analysis of transit ridership data, would not be included in the analysis. KOA will review the Omnitrans long-range plan, the County bike plan, and City plans for new bicycle facilities, and school and downtown core locations, to determine a potential network of transit-supportive, bicycle-supportive, pedestrian-supportive, and vehicle-focused roadway corridors.

The general feasibility of including Bus Rapid Transit lanes on an east-west corridor, new bicycle lanes to connect to the regional bicycle network, and wider sidewalks in some areas where pedestrian use and safety could be enhanced, and other similar right-of way issues will be analyzed for this effort. Recommended cross-sections will be developed at a conceptual level for inclusion in the document. Relevance to State guidelines and national legislation regarding Complete Streets will be discussed in the section text.

3. Revise discussion of the Regional Transportation Plan as needed to reflect SANBAG's most current document.
4. For the purposes of the greenhouse gas analysis for the EIR, we will need SANBAG's contract modeler to provide additional information from the model that could be used to compute new vehicle miles traveled (VMT) totals for the land use changes proposed in the Land Use Element. Select-zone runs will enable volumes to be exported from the model that can be used to compute VMT totals for Colton-only model zones, versus the EVTm areas as a whole. This effort would be accomplished for one future land use scenario, based on the estimated fee provided to us by the modeler. (The fee must be paid directly to the City of San Bernardino for this additional modeling effort, in which case Colton may elect to pay this fee outside of our contract.)

### **Housing Element**

1. The entire sites inventory and associated discussion will need to be revised to account for the elimination of the Pellissier Ranch Specific Plan, the new land use plan for WVASP, and new sites that will be identified for higher density zoning to accommodate the RHNA for the lower-income categories. This will be a substantial work effort. We will need to identify sites for approximately 500 units.
2. Revise Figure H-4 to show the new inventory.
3. Remove all discussion on the Pellissier Ranch Specific Plan.
4. New content discussion and coordination with HCD will be needed since new sites will be identified to satisfy the RHNA. This may result in new comments from HCD that will have to be addressed in writing.
5. New program discussion may need to be added if the new analysis leads to such. Also, the status of the RDA and associated funds moving forward may need to be revised.
6. Fee discussions may require updating.
7. Redo the summary of quantified objectives.

As we have previously discussed, we will not update any of the demographic or housing unit cost data or discussions since the element reflects a point in time (the baseline for the 2008-2014 element cycle).

### **EIR**

To date, we have completed the NOP, as well as about 75 percent of the EIR sections, absent those dependent upon completion of the traffic study (traffic/circulation, air quality/GHG, and noise). We will need to rewrite the project description and revisit/rewrite all sections tied to the land use plan. Also, the biological resources discussion will need revising to reflect agreements between the City and USFWS regarding the HCP.

With regard to project alternatives to be examined, these have not yet been defined. The approach will focus on identifying and analyzing alternatives capable of reducing or eliminating environmental impacts, as required by CEQA. However, if staff would like a land use or circulation alternative considered that might be of interest to the public or decision makers, we can work with you to define and analyzed that alternative.

### **Other Tasks**

With the changes to the land use plan, we recommend holding a workshop with the Planning Commission and City Council to get final direction. We also anticipate that additional meetings with City staff will be needed to discuss revisions to the land use plan. Our existing contract does not provide for any additional workshops. Also, we had a fixed cost for additional staff meetings, which has been almost exhausted. Thus, we have itemized costs for workshops and management in the budget matrix.

You mentioned that an internal General Plan Advisory Team Committee has been established for these final stages of Plan preparation. If you would like any participation or assistance from us, we can provide such support as additional services.

In your August 18, 2011 memo, you asked us to provide a cost estimate for producing a black-and-white land use map. The attached budget matrix identifies this cost as optional, as we do not recommend preparing such a map. Given the number of land use categories and overlays, a black-and-white map will be difficult to produce and read/interpret.

Also in your memo you alluded to a consistency zoning program. Our work effort could be as simple as producing a new zoning map or could include additional tasks such as public outreach. Before we provide a cost estimate for this task, we would like to discuss the anticipated extent of work with you.

### **Budget for Contract Amendment**

Because our current contract, as amended, is a fixed-fee contract, we propose to complete the revisions and new tasks on a fixed-fee basis as well. The budget matrix identifies the costs associated with the new work tasks described above.



		Hourly Rate:						Labor Cost
A. LABOR COSTS		\$170	\$115	\$110	\$110	\$65		
		Proj.	Assoc	EIR	GIS/	Word		
		Mgr.	Plnr	Plnr	Graph	Proc	Prin	
<b>0 Program Management</b>								
0-1	Project Team Coordination/Staff Meetings (allowance)	16	16					\$4,560
0-2	Project Management	16						\$2,720
	<b>SUBTOTAL</b>	32	16					\$7,280
<b>I. Complete Land Use and Circulation Elements</b>								
I-1	Revise Draft Land Use Element and Map	20	80		32	4		\$16,380
I-2	Revise Draft Circulation Element	10	32			4		\$5,640
	<b>SUBTOTAL</b>	30	112		32	8		\$22,020
<b>Optional Land Use Tasks</b>								
i	Community Profile	2	24			2		\$3,230
ii	Black and White Land Use Map	2	20					\$2,640
	<b>SUBTOTAL</b>	4	44			2		\$5,870
<b>II Housing Element</b>								
II-1	Revise Sites Inventory	8	32					\$5,040
II-2	Revise Balance of Element; 2nd Draft Element	8	32			8		\$5,560
II-3	Continued HCD Review and Coordination	8	16					\$3,200
	<b>SUBTOTAL</b>	24	80			8		\$13,800
<b>III Program EIR</b>								
III-1	Revise NOP	4		8		2		\$1,690
III-2	Revise Preliminary Draft EIR	12		80	16	8		\$13,120
	<b>SUBTOTAL</b>	16		88	16	10		\$14,810
<b>IV Public Outreach</b>								
IV-1	Joint PC/CC Workshop on Land Use Plan (see note 1)	8	32		24	4		\$7,940
	<b>SUBTOTAL</b>	8	32		24	4		\$7,940
<b>TOTAL LABOR COSTS (not including Optional Land Use tasks above)</b>		110	240	88	72	30		\$65,850
<b>B. DIRECT AND SUBCONSUTANT COSTS</b>								<b>Total Cost</b>
Telephone/Travel								\$500
Revised Traffic Analysis								\$16,335
Fee for SANBAG Modeler								\$3,000
Workshop Presentation Materials (see note 1)								\$750
<b>TOTAL DIRECT COSTS</b>								\$20,585
<b>C. DELIVERABLES</b>								
Budget Allowance - All Deliverables will be billed on a reimbursable basis								\$1,000
<b>TOTAL DELIVERABLES*</b>								\$1,000
<b>COST SUMMARY</b>								
TOTAL LABOR COSTS (excluding optional tasks)								\$65,850
TOTAL DIRECT COSTS								\$20,585
TOTAL DELIVERABLES COSTS								\$1,000
<b>TOTAL COSTS</b>								<b>\$87,435</b>

Notes

- 1 This budget assumes a 3- to 4-hour interactive joint workshop with color displays and public engagement.



## Balance of Contract

Below we identify tasks yet to be completed under the original 2007 contract and the November, 2009 contract amendment.

### *Deliverables*

- Complete the traffic study with the updates described above as new work (KOA Corporation task)
- Submit draft Circulation Element to the City for review
- Prepare second draft Housing Element to address prior HCD comments (revised sites inventory and other revisions included in Table 1 above); final revisions per HCD comments
- Prepare and circulation Draft EIR, prepare Response to Comments and Final EIR, and prepare Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program
- Prepare final Land Use, Circulation, and Housing Elements following City Council action

### *Public Hearings*

- Prepare for and attend public hearings (12 hours allocated)

## Schedule

We are ready to begin the new tasks and complete the remaining tasks as soon as receiving authorization to proceed, and we will work quickly toward completion. Assuming City Council approval of the contract amendment at their October 4, 2011 meeting, we propose to adhere to the following schedule. We have not indicated dates for public workshops other than the joint Council/Commission study session in November or December, 2011, but other workshops can be scheduled and budgeted as you see appropriate.

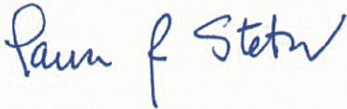
Task	Schedule
1. Complete updated background traffic study with new data; draft roadway and Complete Streets recommendations	November 23, 2011 (assuming SANBAG contract modeler completes authorized work within three weeks of receiving funds)
2. Revise Land Use plan for staff review	November 4, 2011 (assuming meetings with staff in mid September to revise plan)
3. Workshop with Planning Commission/City Council to confirm land use and circulation plans	Late November or early December, 2011
4. Revise Land Use and Housing Elements and prepare Circulation Plan for staff review  Draft Elements complete	<ul style="list-style-type: none"> <li>▪ January 13, 2012 (assuming PC/CC direction in by mid-December)</li> <li>▪ Staff comments to HI by end of January</li> <li>▪ February 10, 2012</li> </ul>
5. Revise and complete preliminary Draft EIR for staff review	<ul style="list-style-type: none"> <li>▪ February 24, 2012</li> <li>▪ Staff comments to HI by March 9, 2012</li> </ul>
6. Draft EIR released for 45-day public review period	March 23, 2012 through May 7, 2012
7. Final EIR, MMRP, Findings/SOC	<ul style="list-style-type: none"> <li>▪ May 18, 2012 – Screencheck to City</li> <li>▪ May 25, 2012 – City comments to HI</li> <li>▪ June 1, 2012 – FEIR published</li> </ul>
8. Public Hearings	<ul style="list-style-type: none"> <li>▪ June 2012 – Planning Commission</li> <li>▪ July 2012 – City Council</li> </ul>

Mark Tomich, Development Services Director  
September 21, 2011  
Page 7

Please call me after you have read through these materials to discuss any questions you may have and to adjust the schedule as you see appropriate. With the schedule, my goal in putting it together was to fast track the project toward completion, accounting for the long review periods required for the EIR and HCD's review of the revised Housing Element. The schedule assumes that we will be able to continue negotiations with HCD (if necessary) up until just prior to the Planning Commission hearings.

We are glad to be working with you and your staff.

Regards,

A handwritten signature in blue ink that reads "Laura f Stetson". The signature is written in a cursive, flowing style.

Laura Stetson, AICP  
Senior Vice President

**FIFTH AMENDMENT TO  
PROFESSIONAL SERVICES AGREEMENT**

**BETWEEN THE CITY OF COLTON  
AND  
HOGLE-IRELAND, INC.**

**1. PARTIES AND DATE.**

This Fifth Amendment to the Professional Services Agreement ("Fifth Amendment") is made and entered into this 4<sup>th</sup> day of October 2011 by and between the City of Colton ("City") and Hogle-Ireland, Inc. ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Fourth Amendment.

**2. RECITALS.**

2.1 Agreement. City and Consultant entered into that certain Professional Services Agreement dated November 6, 2007 ("Agreement") (and subsequently amended on October 7, 2008, November 17, 2009, September 21, 2010 and June 21, 2011), whereby Consultant agreed to prepare updates to the Land Use Element, Housing Element and Circulation Element of the City's General Plan, including preparation of an Environmental Impact Report.

2.2 Fifth Amendment. City and Consultant desire to amend the Agreement for the fifth time to modify the scope of services and increase compensation by \$87,435.

**3. TERMS.**

3.1 Exhibit "A-2" Expanded Scope of Services. Exhibit "A-2" is hereby added to the Agreement regarding the Scope of Services and is attached hereto in incorporated herein by reference. Exhibit "A-2" describes additional tasks to be performed by the Consultant.

3.3 Compensation. Section 3.3.1 of the Agreement is hereby deleted in its entirety and replaced with the following language:

"3.3.1 Compensation. Consultant shall receive compensation, including authorize reimbursements, for all Services rendered under this agreement on a fixed fee basis and billed as a percent complete as set forth in Revised Exhibit C, Exhibit C-1 and additional compensation as specified in Exhibit C-2, attached hereto and incorporated herein by reference. The total compensation shall not exceed \$454,585 without written approval of the City Council."

3.4 Exhibit B Schedule and Exhibit B-1 – Expanded Schedule of Services are hereby deleted in their entirety and replaced with Exhibit B-2.

3.5 Continuing Effect of Agreement. Except as amended by this Fifth Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Fifth Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Fifth Amendment.

3.6 Counterparts. This Fifth Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

**[SIGNATURES ON FOLLOWING PAGE]**



**CITY OF COLTON**

**HOGLE-IRELAND, INC.**

By: \_\_\_\_\_  
Rod Foster  
City Manager

By: \_\_\_\_\_  
Paul Ireland  
Partner

*Attest:*

\_\_\_\_\_  
Eileen C. Gomez  
City Clerk

*Approved as to Form:*

\_\_\_\_\_  
Best Best & Krieger LLP  
City Attorney

## **EXHIBIT A-2 EXPANDED SCOPE OF SERVICES**

The expanded Scope of Services set forth in this Exhibit A-2 is for further revisions to the Draft Land Use, Circulation, and Housing Elements, and revisions to sections of the administrative draft Environmental Impact report to address elimination of the Pellissier Ranch Specific Plan and other land use map changes. The expanded Scope of Services includes only "New Tasks" outlined below. "Optional Tasks" will require further written authorization from the City.

### **NEW TASKS**

#### **Land Use Element**

1. Revise the Land Use Policy Map (GIS task) and associated build-out numbers (Excel file) to reflect the revised WVASP, remove the Pellissier Ranch SP overlay, establish alternative land use designations within the Pellissier Ranch area, and apply revised land use designations to specific properties identified by staff.
2. Revise Table LU-1 to reflect new build-out numbers.
3. Research and update discussion of the Colton Crossing and other planned rail improvements.
4. Update all of the population data to reflect current Department of Finance data or, as available, 2010 U.S. Census data. We will include text discussing correlation with Housing Element data, which largely will use 2000 Census information since the Housing Element covers the 2008-2014 planning period which is based upon 2000 data.
5. Revise Figure LU-3 to reflect the HCP and associated habitat area.
6. Revise Figures LU-7 and LU-8 to remove the Pellissier Ranch SP.
7. On page LU-45, either eliminate the discussion of the Pellissier Ranch area or recraft the language to establish performance standards for any new development proposal.
8. Any additional changes staff would like to make in response to other changed circumstances. This may include taking a bolder stance and providing additional discussion and policies to address sustainability.
9. Address new policies and content outlined in staff's memorandum dated August 18, 2011. For those items that involve substantially more work, we have identified the associated costs separately in the attached budget. (We note that staff has already drafted ideas and text for new goals and policies, and the budget reflects the relative ease that these can be incorporated into the revised element.)
10. Include new text to address internal consistency of the General Plan.

#### **Circulation/Mobility Element and Associated Technical Work**

Hogle-Ireland subconsultant KOA Corporation (KOA) will coordinate with the City Engineer and planning staff, in concert with Hogle-Ireland, to define the final study area to be addressed in the Circulation Element. It is likely that some intersections within the vicinity of the planned but now cancelled Pellissier Ranch Specific plan area can be removed. KOA will also obtain information from the City on any recent

roadway projects begun or implemented since the 2008 study was conducted so that all roadway segment conditions do not have to be re-verified in the field. To complete the updated existing conditions report and Circulation Element, the consultant team will undertake the following tasks.

1. **Update Existing Conditions Report.** KOA will compile new counts at 13 of the study intersections and 17 of the study roadway segments. The distribution of these sampled count locations will be provided to Hogle-Ireland and the City for review before proceeding with the data collection. The City has indicated that six year-2011 intersections counts are available that overlap with the study area. Therefore, the new intersection counts will total seven. KOA will define new year-2011 existing conditions for the project traffic analysis, for all study locations, based on the new year-2011 counts. The older year-2008 counts taken for all of the study locations will be factored to year-2011 conditions, based on the difference between the overlapping year-2008 and year-2011 counts.
2. **Address Complete Streets, per State legislation that became effective January, 2011.** It is estimated that cross-sections at approximately 26 roadway segment locations would be needed to verify the physical cross-sections – sidewalk width, curb lane widths, travel lane widths, and median or center two-way left-turn lane widths (as applicable) for input into a Complete Streets analysis. This effort assumes that bicycle and pedestrian counts, and the analysis of transit ridership data, would not be included in the analysis. KOA will review the Omnitrans long-range plan, the County bike plan, and City plans for new bicycle facilities, and school and downtown core locations, to determine a potential network of transit-supportive, bicycle-supportive, pedestrian-supportive, and vehicle-focused roadway corridors. The general feasibility of including Bus Rapid Transit lanes on an east-west corridor, new bicycle lanes to connect to the regional bicycle network, and wider sidewalks in some areas where pedestrian use and safety could be enhanced, and other similar right-of way issues will be analyzed for this effort. Recommended cross-sections will be developed at a conceptual level for inclusion in the document. Relevance to State guidelines and national legislation regarding Complete Streets will be discussed in the section text.
3. Revise discussion of the Regional Transportation Plan as needed to reflect SANBAG's most current document.
4. For the purposes of the greenhouse gas analysis for the EIR, we will need SANBAG's contract modeler to provide additional information from the model that could be used to compute new vehicle miles traveled (VMT) totals for the land use changes proposed in the Land Use Element. Select-zone runs will enable volumes to be exported from the model that can be used to compute VMT totals for Colton-only model zones, versus the EVTM areas as a whole. This effort would be accomplished for one future land use scenario, based on the estimated fee provided to us by the modeler. (The fee must be paid directly to the City of San Bernardino for this additional modeling effort, in which case Colton may elect to pay this fee outside of our contract.)

## **Housing Element**

1. The entire sites inventory and associated discussion will need to be revised to account for the elimination of the Pellissier Ranch Specific Plan, the new land use plan for WVASP, and new sites that will be identified for higher density zoning to accommodate the RHNA for the lower-income categories. This will

be a substantial work effort. We will need to identify sites for approximately 500 units.

2. Revise Figure H-4 to show the new inventory.
3. Remove all discussion on the Pellissier Ranch Specific Plan.
4. New content discussion and coordination with HCD will be needed since new sites will be identified to satisfy the RHNA. This may result in new comments from HCD that will have to be addressed in writing.
5. New program discussion may need to be added if the new analysis leads to such. Also, the status of the RDA and associated funds moving forward may need to be revised.
6. Fee discussions may require updating.
7. Redo the summary of quantified objectives.

Hogle-Ireland, Inc. will not update any of the demographic or housing unit cost data or discussions since the element reflects a point in time (the baseline for the 2008-2014 element cycle).

## **EIR**

To date, Hogle-Ireland, Inc. has completed the NOP, as well as about 75 percent of the EIR sections, absent those dependent upon completion of the traffic study (traffic/circulation, air quality/GHG, and noise). Hogle-Ireland, Inc. will need to rewrite the project description and revisit/rewrite all sections tied to the land use plan. Also, the biological resources discussion will need revising to reflect agreements between the City and USFWS regarding the HCP.

With regard to project alternatives to be examined, these have not yet been defined. The approach will focus on identifying and analyzing alternatives capable of reducing or eliminating environmental impacts, as required by CEQA. However, if City staff would like a land use or circulation alternative considered that might be of interest to the public or decision makers, Hogle-Ireland, Inc. can work with the City to define and analyzed that alternative.

## **Other Tasks**

With the changes to the land use plan, Hogle-Ireland, Inc. recommends holding a workshop with the Planning Commission and City Council to get final direction. Also, additional meetings with City staff will be needed to discuss revisions to the land use plan. The existing contract does not provide for any additional workshops. Also, the existing contract has a fixed cost for additional staff meetings, which has been almost exhausted. Thus, this contract amendment includes itemized costs for one interactive workshop and additional project management.

## **OPTIONAL TASKS**

In the City's August 18, 2011 memorandum to Hogle-Ireland, Inc., staff asked Hogle-Ireland, Inc. to provide a cost estimate for producing a black-and-white land use map. The attached budget matrix identifies this cost as optional.

A second optional task is provision of a Community Profile section at the beginning of each element.



Also in the August 18, 2011 memo staff alluded to a consistency zoning program. Hogle-Ireland, Inc.'s work effort could be as simple as producing a new zoning map or could include additional tasks such as public outreach. Before providing a cost estimate for this task, Hogle-Ireland, Inc. will discuss the anticipated extent of work with City staff.

## **BALANCE OF CONTRACT**

For clarification purposes only, the text below identifies tasks yet to be completed under the original 2007 contract and the November, 2009 contract amendment.

### *Deliverables*

- Complete the traffic study with the updates described above as new work (KOA Corporation task)
- Submit draft Circulation Element to the City for review
- Prepare second draft Housing Element to address prior HCD comments (revised sites inventory and other revisions included in Table 1 above); final revisions per HCD comments
- Prepare and circulation Draft EIR, prepare Response to Comments and Final EIR, and prepare Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program
- Prepare final Land Use, Circulation, and Housing Elements following City Council action

### *Public Hearings*

- Prepare for and attend public hearings (12 hours allocated)

## EXHIBIT B-2

### EXPANDED SCHEDULE OF SERVICES

Task	Schedule
1. Complete updated background traffic study with new data; draft roadway and Complete Streets recommendations	November 23, 2011 (assuming SANBAG contract modeler completes authorized work within three weeks of receiving funds)
2. Revise Land Use plan for staff review	November 4, 2011 (assuming meetings with staff in mid September to revise plan)
3. Workshop with Planning Commission/City Council to confirm land use and circulation plans	Late November or early December, 2011
4. Revise Land Use and Housing Elements and prepare Circulation Plan for staff review  Draft Elements complete	<ul style="list-style-type: none"><li>▪ January 13, 2012 (assuming PC/CC direction in by mid-December)</li><li>▪ Staff comments to HI by end of January</li><li>▪ February 10, 2012</li></ul>
5. Revise and complete preliminary Draft EIR for staff review	<ul style="list-style-type: none"><li>▪ February 24, 2012</li><li>▪ Staff comments to HI by March 9, 2012</li></ul>
6. Draft EIR released for 45-day public review period	March 23, 2012 through May 7, 2012
7. Final EIR, MMRP, Findings/SOC	<ul style="list-style-type: none"><li>▪ May 18, 2012 – Screencheck to City</li><li>▪ May 25, 2012 – City comments to HI</li><li>▪ June 1, 2012 – FEIR published</li></ul>
8. Public Hearings	<ul style="list-style-type: none"><li>▪ June 2012 – Planning Commission</li><li>▪ July 2012 – City Council</li></ul>

## EXHIBIT C-2

### COMPENSATION FOR EXPANDED SCOPE OF SERVICES

		Hourly Rate:						Labor Cost
		\$170	\$115	\$110	\$110	\$65		
A. LABOR COSTS		Proj.	Assoc	EIR	GIS/	Word		
		Mgr.	Plnr	Plnr	Graph	Proc	Prin	
<b>0 Program Management</b>								
0-1	Project Team Coordination/Staff Meetings (allowance)	16	16					\$4,560
0-2	Project Management	16						\$2,720
	<b>SUBTOTAL</b>	32	16					\$7,280
<b>I. Complete Land Use and Circulation Elements</b>								
I-1	Revise Draft Land Use Element and Map	20	80		32	4		\$16,380
I-2	Revise Draft Circulation Element	10	32			4		\$5,640
	<b>SUBTOTAL</b>	30	112		32	8		\$22,020
<b>Optional Land Use Tasks</b>								
i	Community Profile	2	24			2		\$3,230
ii	Black and White Land Use Map	2	20					\$2,640
	<b>SUBTOTAL</b>	4	44			2		\$5,870
<b>II Housing Element</b>								
II-1	Revise Sites Inventory	8	32					\$5,040
II-2	Revise Balance of Element; 2nd Draft Element	8	32			8		\$5,560
II-3	Continued HCD Review and Coordination	8	16					\$3,200
	<b>SUBTOTAL</b>	24	80			8		\$13,800
<b>III Program EIR</b>								
III-1	Revise NOP	4		8		2		\$1,690
III-2	Revise Preliminary Draft EIR	12		80	16	8		\$13,120
	<b>SUBTOTAL</b>	16		88	16	10		\$14,810
<b>IV Public Outreach</b>								
IV-1	Joint PC/CC Workshop on Land Use Plan (see note 1)	8	32		24	4		\$7,940
	<b>SUBTOTAL</b>	8	32		24	4		\$7,940
<b>TOTAL LABOR COSTS (not including Optional Land Use tasks above)</b>		110	240	88	72	30		\$65,850

B. DIRECT AND SUBCONSUTANT COSTS		Total Cost
Telephone/Travel		\$500
Revised Traffic Analysis		\$16,335
Fee for SANBAG Modeler		\$3,000
Workshop Presentation Materials (see note 1)		\$750
<b>TOTAL DIRECT COSTS</b>		\$20,585

C. DELIVERABLES		
Budget Allowance - All Deliverables will be billed on a reimbursable basis		\$1,000
<b>TOTAL DELIVERABLES*</b>		\$1,000

COST SUMMARY		
TOTAL LABOR COSTS (excluding optional tasks)		\$65,850
TOTAL DIRECT COSTS		\$20,585
TOTAL DELIVERABLES COSTS		\$1,000
<b>TOTAL COSTS</b>		<b>\$87,435</b>

Notes

1 This budget assumes a 3- to 4-hour interactive joint workshop with color displays and public engagement.